

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, DECEMBER 2, 2020

Call to Order – Chairman Ron Dickerson @ 1:00 pm

The Montgomery County Redevelopment Commission met on Wednesday, December 2, 2020 via a virtual Zoom meeting.

In Person: Commission members Ron Dickerson; Gary Booth. Also present, County Engineer James Peck; and Commissioners Executive Assistant Lori Dossett.

Remote Participants: Commission member John Frey & Phil Littell. Also participating: Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter; Auditor Jennifer Andel; Jeff Peters – Peters Municipal Consulting, Pat O’Neil & Chris Hamm – HWC Engineering; Carl Camacho & Katlyn Shergalis – Lochmueller.

Consideration of Minutes – November 10, 2020 Regular & Annual Meetings

Mr. Frey moved to approve the November 10, 2020 regular and annual minutes as presented. Seconded by Mr. Booth. Motion passed 4-0.

Old Business

CR3000S & Nucor Road Corridor Study – American Structurepoint

County Engineer James Peck stated he spoke to Tim Watson @ INDOT regarding his review of the Structurepoint Study and Mr. Watson indicated he will send out his final review and comments to them after the first of the year.

New Business

Lochmueller Amendment No 2 to Task Order No 2

Mr. Klein indicated the proposal is to continue to 30% of the design of the bridge over US136. Katlyn Shergalis from Lochmueller stated that Task Order No 2 will wrap up to 30% of the design including environmental work. *Mr. Frey moved to approve Amendment No 2 to Task Order No 2 in the amount \$222,360 to bring the project to 30% of 100% design completion. Seconded by Mr. Littell.* Board members and Attorney Taylor requested clarification on the actual language under Schedule D to clarify the new services amount. *Motion carried pending legal review. 4-0 votes in favor.*

Reports

Legal - Attorney Taylor – Attorney Taylor stated he has been working on the Holladay Properties Agreements. The marketing portion of the agreement will be with the Commissioners. The agreement is on the next Commissioners’ meeting on December 7th. The development services portion

of the agreement will be with the RDC and that agreement will be ready to be presented to the RDC for approval at their January meeting.

RDC Treasurer – Auditor Jennifer Andel – Auditor Andel stated that her report is unchanged from the RDC’s prior meeting on November 10th.

Financial Consultant – Jeff Peters – Mr. Peters questioned if there are funds to be encumbered from the RDC’s 2020 budget. The Board authorized Ms. Andel and Mr. Peters to make a determination of the appropriate amount to encumber.

HWC Engineering – Chris Hamm – No report.

Economic Development – Cheryl Morphew – Mr. Dickerson reported that Cheryl had responded to six additional RFI’s in the past month.

Other Business

Mr. Frey asked the Board to discuss paying back the BAN now that Indiana American Water has taken the waterline installation all the way to Smartsburg. The RDC continues to pay interest on the BAN in the amount of \$76,500. Mr. Peters stated the RDC didn’t structure payoff of the BAN until 2022. Mr. Taylor and Mr. Peters will coordinate with Bond Counsel Lisa Lee to start making steps toward making a recommendation to the RDC to consider paying off the BAN in 2021.

Approve Claims

Date	Invoice #	Payee	Description	Total
30-Nov	1859	BCS Management, Inc.	November Management Services	\$ 2,180.36
30-Nov	1860	BCS Management, Inc.	November Web Maint	\$ 558.69
1-Nov	2017-123-S-1128	HWC	On-call services 9-28 to 10-25-20	\$ 2,352.00
20-Nov	910926	Lochmueller Group	Professional services thru 10-31-20	\$ 70,487.04
24-Nov	133492	Structurepoint	Professional services thru 10-31-20	\$ 1,360.00
1-Nov	IN31978	Merchants Bonding Co	Public Official Bond 1-1-21 to 1-1-22	\$ 263.00
25-Nov	9779	TCMS&C	November, 2020 Services	\$ 570.00
1-Dec	13078	Peters Municipal Consultant	November, 2020 Services	\$ 1,083.32
1-Dec	2157264	GAI	Nucor WWTP Design & Constrt Ad 10-18 to 11-14-2	\$ 51,173.85
30-Nov	2020-30	CRMorphew Consulting	November, 2020 Services 7.5 hours	\$ 937.50
TOTAL CLAIMS				\$ 130,965.76

Mr. Booth moved to approve claims in the amount of \$130,956.76 for payment. The GAI check will not be issued until after the RSD approves is at their next meeting on December 16th. Seconded by Mr. Littell. Motion passed 4-0.

Other Business

Mr. Frey stated the Plan Commission has approved the Area Plan for I74/SR32 developed by HWC and after the Commissioners approve the Area Plan it will become a part of the County Comp Plan.

Mr. Frey stated recently he along with Mr. Dickerson & Mr. Klein met with residential developers interested in the east corridor off of SR32 and the discussions were very promising.

Attorney Taylor added the County entered into an Interlocal Agreement with the Regional Sewer Board to authorize County Engineer Jim Peck to inspect lateral installations to the collection system. The RSD will pay a fee to the County for those services.

Adjournment

With no other business to come before the Commission, *Mr. Frey moved to adjourn the meeting. Seconded by Mr. Booth. Motion passed 4-0.*

The meeting adjourned at 1:55 p.m.

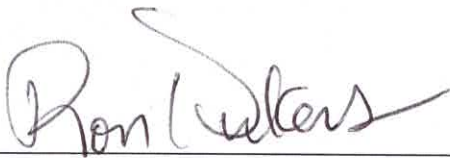
Next regularly scheduled meeting will be held on Wednesday, January 13, 2021 @ 1:00 pm.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Howard J. Rippy, Jr. RDC Secretary.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 20 day of January, 2021.



Ron Dickerson, President